



**15 Keston Road, Pinchbeck, PE11 5AB**

**£399,000**

- Stunning open kitchen diner lounge
- Beautifully landscaped rear garden
- Two garden areas
- Bi-folding doors
- Double garage
- Open green areas to front
- Popular village location
- Fantastic layout
- Well presented throughout
- Underfloor heating

If you love a spacious open-plan kitchen and living area, this beautifully maintained home is hard to beat. Perfectly positioned overlooking a green and tucked away on a private road, it offers real kerb appeal from the moment you arrive. Inside, the layout flows effortlessly, with three generous double bedrooms and a bright, airy living space that is perfect for modern family life. The open-plan design creates a wonderful sense of space, while the beautifully maintained split garden provides a true retreat for relaxing or entertaining. With the added benefit of a double garage and ample driveway parking, this home combines style, comfort and practicality in equal measure. It is truly a property that needs to be viewed to be fully appreciated

#### **Entrance Hall 17'5" x 5'2" (5.33m x 1.59m)**



Composite glazed entrance door. Skimmed ceiling. Built in double door cupboard housing water softener, hot water cylinder, under floor heating controls.

#### **Open Plan Living 22'3" x 13'10" (6.79m x 4.23m)**



#### **Kitchen 12'6" x 24'2" (3.82m x 7.37m)**



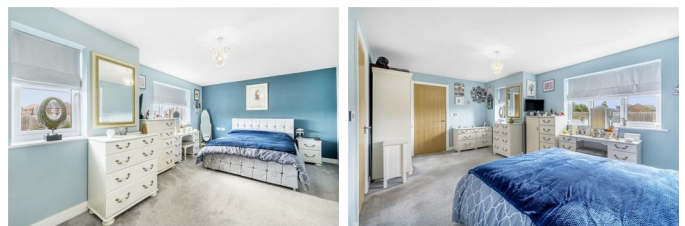
PVC double glazed window to rear. Skimmed ceiling. Two integrated fridge/freezers. Five ring induction hob with Neff extractor. Twin Neff oven and grills. Composite sink and drainer with chrome mixer tap. Wine cooler. Integrated microwave.

#### **Utility Room 7'1" x 7'6" (2.16m x 2.31m)**



PVC door to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. Fitted base units and work top space. Space and plumbing for washing machine and tumble dryer.

#### **Bedroom 1 11'9" x 18'5" (3.59m x 5.62m)**

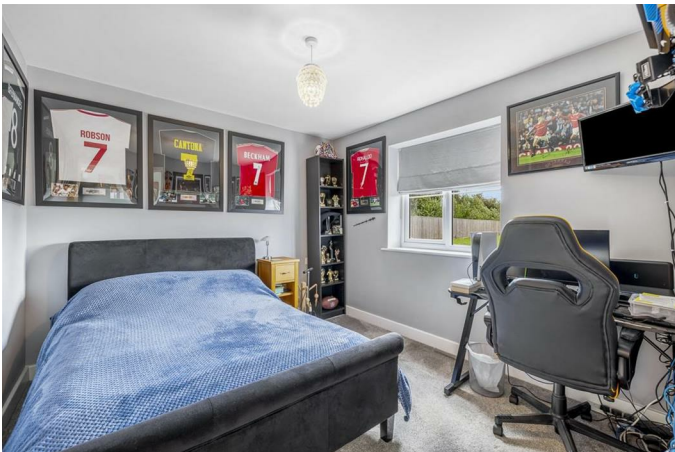


PVC double glazed windows to front. Skimmed ceiling. Under floor heating. Door to en-suite.



**En-suite 7'1" x 7'4" (2.16m x 2.25m)**

Skimmed ceiling. Recessed spot lights. Extractor fan. Chrome wall mounted heated towel rail. Wall mounted illuminated mirror. Oversized walk in shower enclosure with glass screen and mains shower riser, rainfall head and hand held attachment. Concealed cistern toilet and wash hand basin set in vanity unit with built in storage.

**Bedroom 2 9'7" x 10'7" (2.93m x 3.24m)**

PVC double glazed window to front. Skimmed ceiling. Under floor heating.

**Bedroom 3 10'7" x 10'8" (3.24m x 3.26m)**

PVC double glazed window to side. Skimmed ceiling. Under floor heating.

**Bathroom 6'9" x 10'7" (2.06m x 3.24m)**

Skimmed ceiling. Recessed spot lighting. Extractor fan. Chrome wall mounted heated towel rail. Fitted walk in shower cubicle with sliding door and chrome thermostatic shower riser, rainfall head and hand held attachment. Panelled bath with chrome mixer tap and shower attachment. Close couple toilet with push button flush. Wash hand basin set in vanity unit with built in storage. Illuminated mirror.

**Outside**

The front of the property has a pathway leading to the front door.

The rear garden is enclosed by timber fencing. Sandstone patio seating area with artificial lawn and raised beds. Power points. Outside lighting. CCTV.

**Summer House 13'5" x 9'10" (4.10m x 3.01m)**

Timber summerhouse with PVC windows and doors, power and light connected.

**Double Garage 17'9" x 17'9" (5.43m x 5.43m)**

Electric roller shutter door to front. Window and door to rear. Power and light connected. Mains gas central heating boiler.

**Property Postcode**

For location purposes the postcode of this property is: PE11 5AB

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: D

Annual charge: £185.00 PA paid to Keston Fields

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B83

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

**Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

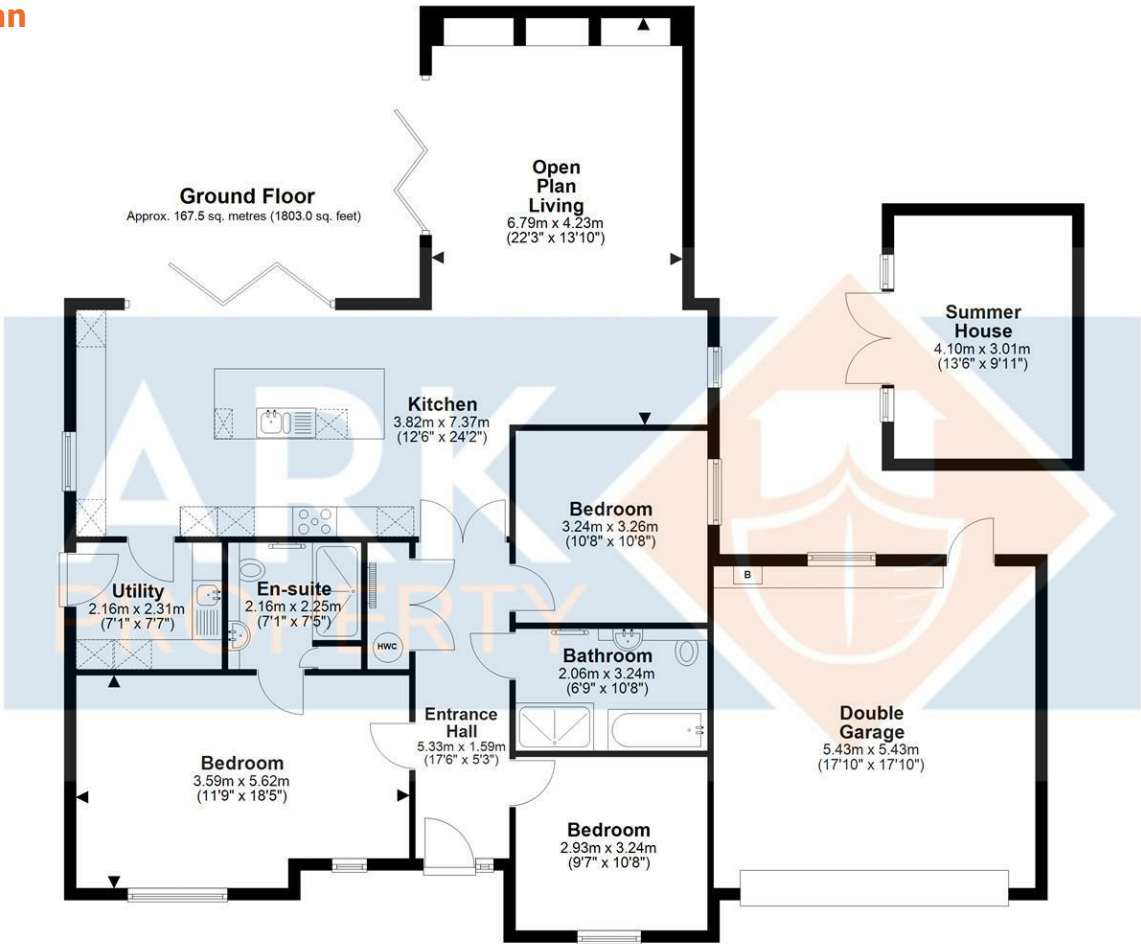
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

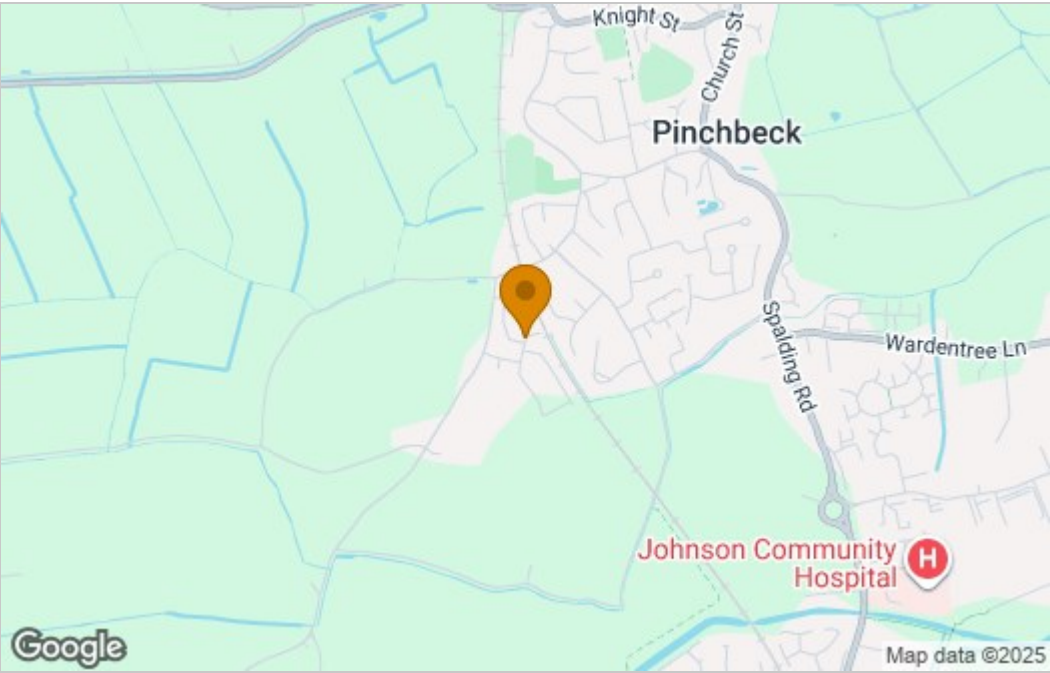
Floor Plan



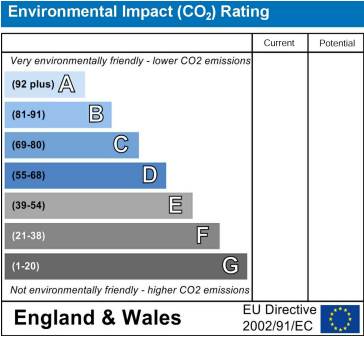
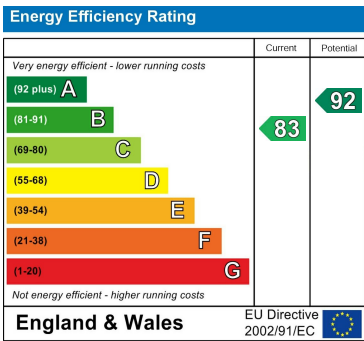
Total area: approx. 167.5 sq. metres (1803.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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